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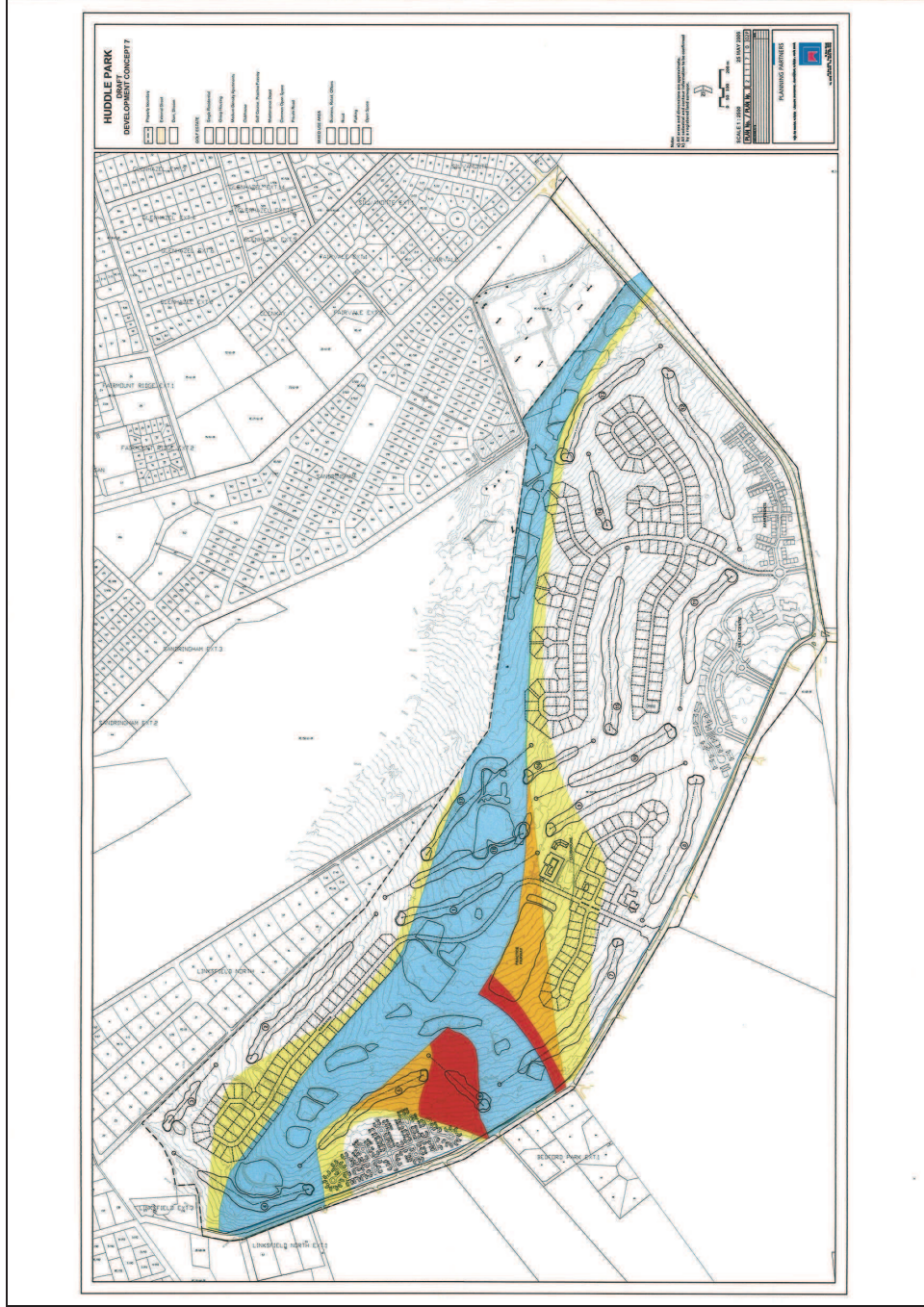


FIGURE 6: Wetland zones

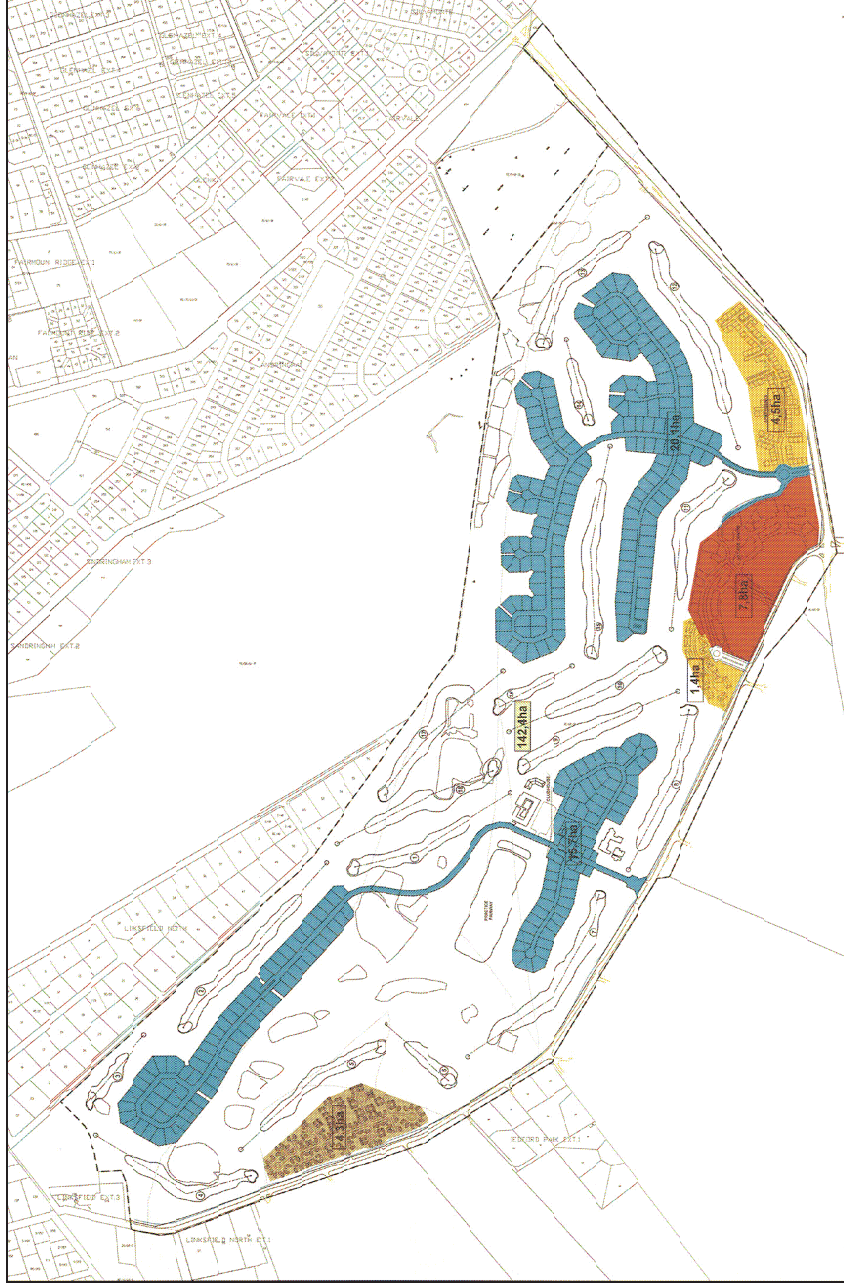


FIGURE 7: Open space layout

SUMMARISED HERITAGE IMPACT ASSESSMENT TABLE: PROPOSED HUDDLE PARK DEVELOPMENT

ITEM	NATURE OF IMPACT	EXTENT	SITE NO'S	SEVERITY RATING (Intensity factor x duration factor = value =			PROBABILITY RATING	IMPACT SIGNIFICANCE RATING (Severity rating x Probability rating)	RISK CONS	RECOMMENDED MITIGATION AND MANAGEMENT INTERVENTIONS	
				INTENSITY	DURATION	VALUES					
1	Loss of historical fabric and layering due to demolition, alteration, new uses, insertions, additions	Local	All	Factor 4	Factor 4	16	5	4	20 = Very High	Neg	Document, retain and re-use significant elements
2	Loss of urban form due to changed subdivision patterns and form of new development	Regional	All	Factor 4	Factor 4	16	5	4	20 = Very High	Neg	Document, retain and re-use significant elements
3	Loss of social fabric due to urban renewal	Local	All	Factor 2	Factor 3	6	3	3	9 = Medium	Neg	Appropriate re-use of site and elements
4	Loss of historical patterns of public access and use due to privatization of public spaces or controlled public access	Local	-	Factor 2	Factor 2	4	2	3	6 = Low	Neg	-

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				INTENSITY	DURATION	VALUES	RATING	PROBABILITY RATING			
5	Loss of historical architectural character due to incompatible new treatment and use	Site	1-4	Factor 4	Factor 4	16	5	4	20 = Very High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
6	Loss of rural landscape pattern due to new pattern of subdivision and land use	Regional	-	Factor 1	Factor 2	2	2	3	6 = Low	-	-
7	Loss of scenic landscape and network due to intrusive new infrastructure and severance of linkage routes	Regional	All	Factor 4	Factor 5	20	5	5	25 = Very High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
8	Incompatibility of new development related to urban form, rural development, architectural character	Local	-	Factor 2	Factor 4	8	3	3	9 = Medium	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
9	Displacement of historical communities	Local	-	Factor 1	Factor 2	2	2	2	4 = Low	-	-

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				INTENSITY	DURATION	VALUES	RATING	PROBABILITY RATING			
10	Loss of important historical features/elements including structures, planting patterns, furrows, open space networks related to upgrading and renewal schemes	Local	All	Factor 4	Factor 5	20	5	4	20 = Very High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
11	Visual impacts associated with siting and design of new facilities	Site	-	Factor 4	Factor 4	16	5	4	20 = Very High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
12	Impacts on buried structures and deposits related to new building work and infrastructure	Site	-	Factor 1	Factor 2	2	2	3	6 = Low	Neg	Monitor during construction work
13	Loss of relationship with setting related to inappropriate siting of new development	Regional	-	Factor 2	Factor 3	12	4	3	12 = Medium	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology

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ITEM	NATURE OF IMPACT	EXTENT	SITE NO'S	SEVERITY RATING (Intensity factor x duration factor = value = rating)			PROBABILITY RATING	IMPACT SIGNIFICANCE RATING (Severity rating x Probability rating)	RISK CONS	RECOMMENDED MITIGATION AND MANAGEMENT INTERVENTIONS
				INTENSITY	DURATION	VALUES				
14	Removal of historical fabric and meanings: misinterpretations of past associations and tendency to over-restore or reconstruct sites to earlier states	Site	All	Factor 2	Factor 2	4	4	8 = Medium	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
15	Different values in interpretation of heritage	Local	All	Factor 1	Factor 4	4	5	10 = Medium	-	-
16	Disturbance of human remains in unmarked locations (unpredictability of presence)	Site	-	Factor 2	Factor 2	4	3	6 = Low	Neg or Pos	Monitor during construction work
17	Loss of human dignity associated with disturbance of human remains	Site	-	Factor 2	Factor 2	4	3	6 = Low	Neg	Monitor during construction work
18	Loss of respect for religious affiliations and practices	Local	-	Factor 1	Factor 2	2	2	4 = Low	-	-
19	Inappropriate memorialisation of human remains	Site	-	Factor 1	Factor 2	2	2	4 = Low	-	-

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				INTENSITY	DURATION	VALUES	RATING	PROBABILITY RATING			
20	Conflicting interpretations of events due to range of value systems	Local	-	Factor 1	Factor 2	2	2	3	6 = Low	-	-
21	Over-exploitation of natural resources associated with traditional uses	Site	-	Factor 1	Factor 2	2	2	2	4 = Low	-	-
22	Visual intrusion of new development in historical spaces, axes, view corridors	Regional	All	Factor 4	Factor 4	16	5	4	20 = Very High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
23	Loss of historical context due to urbanisation	Local	All	Factor 4	Factor 2	8	3	4	12 = High	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology
24	Inappropriate changes in use in contrast to regional character	Regional	-	Factor 4	Factor 5	20	5	5	25 = Very high	Neg	Document, retain and re-use significant elements, apply appropriate designs, materials, technology

STANDARDIZED SET OF CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON INDIVIDUAL HERITAGE FEATURES

Category of heritage significance of feature

One or more of the categories (a) to (i) in terms of Section 3(3) of the NHRA

From a heritage perspective there should be a distinction between significance embedded in the physical fabric, or in associations with events or persons, or in the experience of the place.

Conservation value of heritage feature (individual)

Worth, conservation utility, and desirability to conserve: low, medium, high

Duration of the impact

- Short term

1-5 years
Factor 2

- Medium term

5-10 years
Factor 3

- Long term

Risk will only cease after the operational life of the activity, either because of natural processes or by human intervention
Factor 4

- Permanent (irreversible)

Mitigation, either by natural process or by human intervention, will not occur in such a way that the risk can be considered transient
Factor 5

Extent of the impact

- On a site scale (not beyond the development)
- On a local scale (suburb, town)
- On a metropolitan or regional scale
- On a national or international scale

Impact significance rating

This is calculated by multiplying the **severity rating** with the **probability rating**.

The impact significance factor should influence the development project as described below.

LEVEL	RATING	POSITIVE RISK CONSEQUENCE	NEGATIVE RISK CONSEQUENCE
Low	4-6	No influence on proposed development	No influence on proposed development
Medium	7-12	Proposed development should be approved	Proposed development should be mitigated or mitigation measures should be formulated before it can be approved
High	13-18	Points towards a decision to approve the development and with enhancement in final design	Points towards a decision to terminate development proposal or to formulate and perform mitigation to reduce significance level to at least low
Very high	19-25 and above	The development should be approved	If mitigation cannot be effectively implemented the development proposal should be terminated

Intensity of impact

- Low

Functions and processes of natural or human origin are not affected and only minor risks may occur
Factor 1

- Medium

Natural or heritage environment is affected but functions and processes of natural or human origin can continue through often in an altered manner
Factor 2

- High

Natural or heritage environment is affected to the extent that functions and processes of natural or human origin will temporarily or permanently cease
Factor 4

Legal requirements:

Specific legislation and permit requirements that potentially could be infringed upon by the proposed project, if mitigation is necessary.

Nature of the impact

Impact of the activity (development) on a heritage resource with indications about its positive and/or negative effects. The statement of significance informs it. The nature of the impact may be historical, aesthetic, social, linguistic, architectural, intrinsic, associational, contextual (visual or non-visual) or a combination of the above.

Probability of the impact

Probability describes the likelihood of the risk actually occurring and is rated as follows:

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- Improbable
Low possibility of risk to occur either because of design or historic experience
Rating 2
- Probable
Prominent possibility that risk will occur
Rating 3
- Highly probable
Most likely that risk will occur
Rating 4
- Definite
Risk will occur regardless of any prevention measures
Rating 5

Recommended management action:

For each impact, the recommended practically attainable mitigation actions that would result in a measurable reduction of the impact must be identified. This is expressed according to the following:

4. Avoidance: Preserve feature at all costs and restore/rehabilitate/enhance it together with interpretation
5. Mitigation: Preserve feature if possible, otherwise salvage excavation and/or documentation/recording before demolition/alteration, followed by preserving its memory in design and scale of development
6. None: No further action required

Severity rating

The severity rating is calculated from the multiplying the **intensity factor** with the **duration factor**, e.g. 2 x 3 = 6 (factor).

RATING	FACTOR
Low severity: rating = 2	Calculated values 2 to 4
Medium severity: rating = 3	Calculated values 5 to 8
High severity: rating = 4	Calculated values 9 to 12
Very high severity: rating = 5	Calculated values 13 to 16 and more
Severity factors below 3 indicate no risk	

ANNEXURE 5: ALTERNATIVES, MITIGATION AND BROAD HERITAGE CONSERVATION GUIDELINES

1 Site scale

1.1 Analysis

i) **The 1938 aerial photograph of the site:** The City Council of Johannesburg purchases the farm Bedford 68 IR in 1935 and develops one golf course on Bedford Park during the period 1935-1939 - plans for the caddy shelter, caddy master's office and pro golf shop are only approved by 1939, and the club house and new caddies' compound by 1940. The aerial photograph of 1938 (See Fig A) shows the links of the first course (dark spots are the putting greens), obviously without the (later established) structures that are mentioned above, but with a formal avenue of, clearly already well-established, grown trees next to a lane running east-west – these facts lead one to the premise that the treed avenue was already established as part of the farm on which the golf course was established. The treed avenue forms the main structuring spine of the golfing estate, with the golf links attached to it in the manner of feathered wings. The site at this time does not show many large existing trees. The eastern edge of the golf course is a wide green strip, and trees on either side line Club Road.



FIG A: The 1938 situation - Note entrance with lane of trees with buildings adjoining and rondavel structures at the end (Surv Gen, Job 133/1938, Strip 10, No. 06084 (1938)).

ii) **Comparison between 1938 site and *status quo*:** Currently, the above three historical site components from pre-1935 and the 1938 situation, i.e. formal treed avenue from site access point, the green curtilage between the links and Club Road on the eastern boundary and the tree lined Club

Street, are still extant and remain very strong site structuring elements. A comparison between the 1938 aerial photograph and the current tree structure plan (See Fig. B), as well as the 2005 site plan (See Fig C), shows how these elements have remained over time:

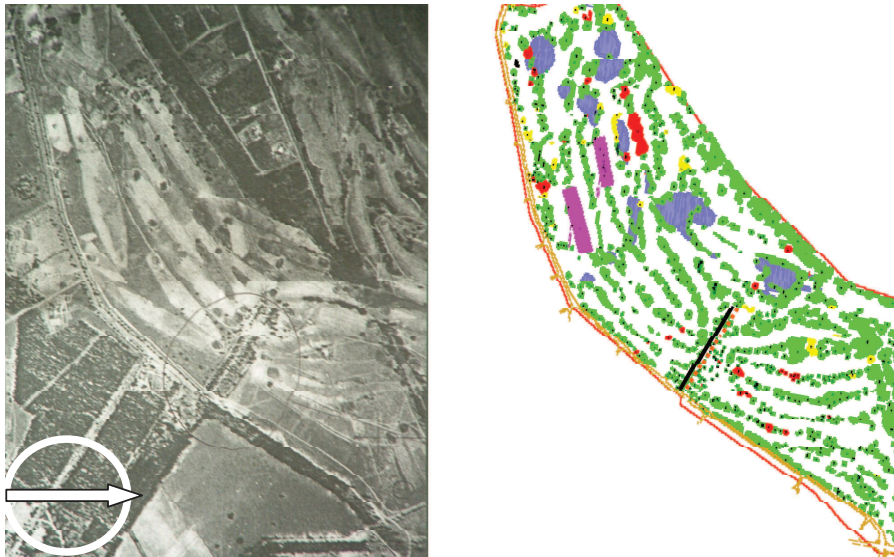


FIG B: Comparison between 1938 aerial photo and 2006 site plan of tree position (SEF, 2006) with historic avenue accentuated with black and dotted orange lines.



FIG C: Site plan 2005 showing trees and structures (Setshedi & Partners, 2006 [from SEF, 2005]).

The rondavel structures at the end of the avenue were demolished for the Caddies' Compound ca 1939. It is important to note that the pro golf shop, clubhouse, caddies' shelter and caddies' compound have all been placed to the north side of the treed avenue. Furthermore, the large amount of trees planted between the links and around the buildings on the golf club mostly date from after 1938/9, since the establishment of the main club buildings – these are mostly exotic trees, but all older

than 60 years and therefore under the general protection of the NHRA25/99 – note how they emphasise their perpendicular attachment to the central, treed avenue spine element.

iii) Comparison between 1938 site and recent, successive Master Plans:

iii.a) 2004 Master Plan

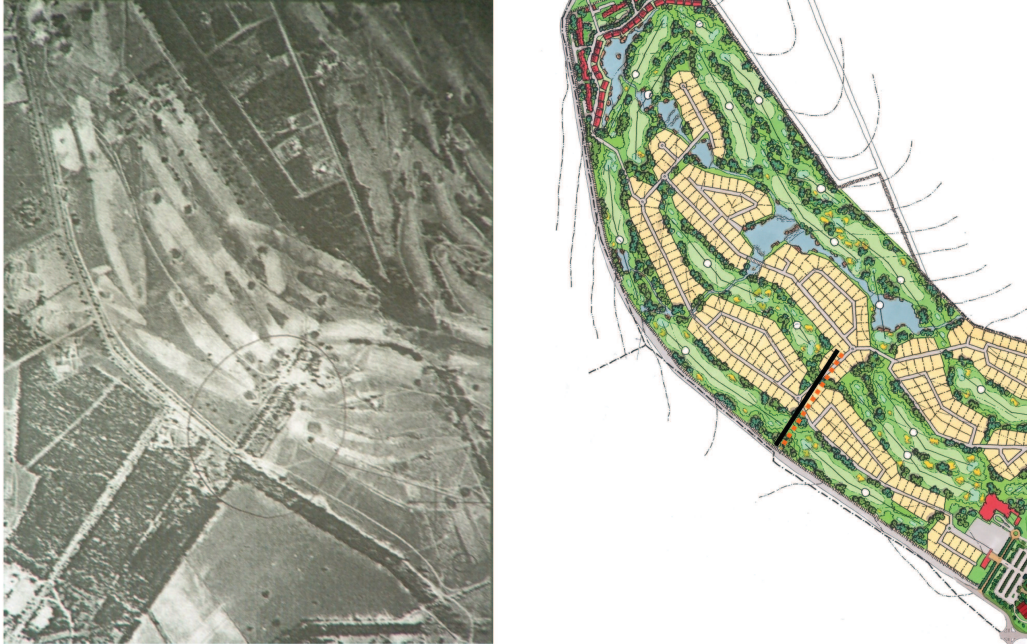


FIG D: Comparison between the 1938 aerial photo and the 2004 Master Plan (now abandoned) (Investec, 2004) – the historic treed avenue (position accentuated with black and dotted orange lines) and historic buildings are not conserved.

The comparison (See Fig. D) indicates that, while the eastern edge of the club is made partially green by means of golf links on the eastern border, the layout is otherwise devoid of any reaction to the historical cultural landscape. The historical access lane is not incorporated, and all historical structures are omitted in the design. The built form: open space ratio is dominated by built form, diminishing the memory of open green space. Positive aspects are the linear configuration of the stands along the idea of the linear pattern of the newly designed links, as well as the placement of the southern development outside of the area covered by the links. The shopping centre is positioned against the eastern boundary, presenting a large built component in an historically green, open area, without any mediation.

iii.b) 2005 Master Plan

The comparison (See Fig. E) indicates that the built form: open space ratio is still dominated by built form, that the eastern edge of the club is completely built up and the lay-out is devoid of any reaction to the historical cultural landscape. The historical access lane is not incorporated, and all historical structures are not conserved. The stand organisation does not follow the historic north-south linear pattern of the historic links, and a large tract of car park is situated against the eastern boundary, presenting a large paved area in a historically green, open area.

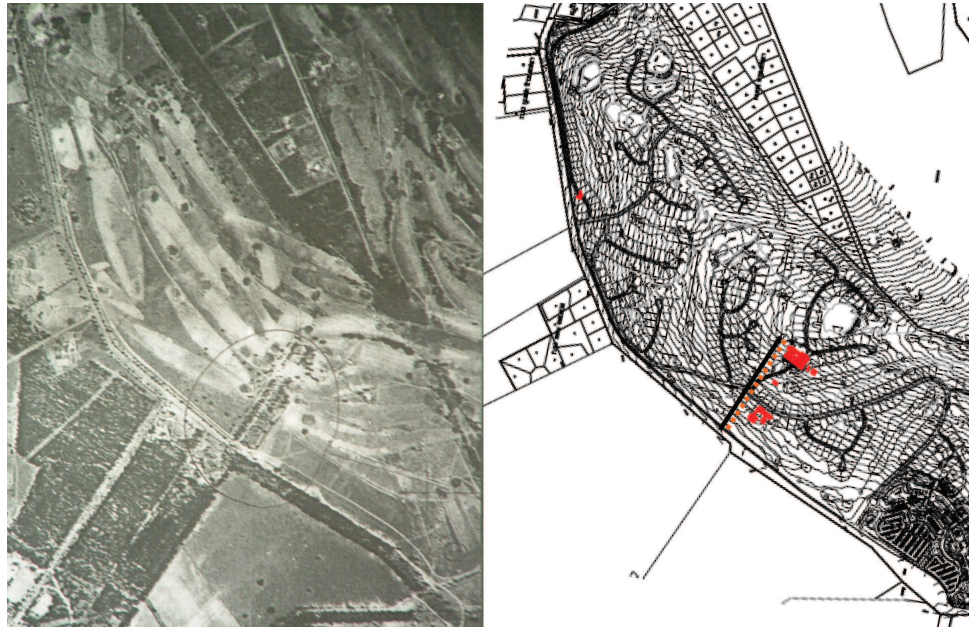


FIG E: Comparison between the 1938 aerial photo and the 2005 Master Plan (now abandoned) (Investec, 2005) – the historic avenue (position accentuated with black and dotted orange lines) and buildings (position accentuated in red) are removed.

iii.c) May 2006 Master Plan



FIG F: Comparison between the 1938 aerial photo and the 2006 Master Plan currently under consideration (Investec, 2006) – the historic avenue (position indicated with arrow) is utilised and historic buildings are retained.

The comparison (See Fig. F) indicates that, due to the positive design reaction to the recently disclosed position of the historical natural landscape in the form of a wetland system, the built form: open space ratio is drastically in favour of open space. Similarly, due to a positive reaction to the Heritage scoping report, the layout is responsive to the historical cultural landscape. All historical structures that were indicated by Cultmatrix cc. as culturally significant are retained, and the historical treed access avenue and the large trees between the historical links are incorporated. It is positive

that the open space relationship with the Royal Johannesburg golf course remains well established in the central western area of the club, and that the house stands are again mostly following a north-south linear pattern perpendicular to the treed access avenue, reminiscent of the historic links. While the eastern edge of the club is green in the central part of club, the southern and northern portions of this boundary are built up, and with a large tract of car park situated against the northern side, presenting a large paved area in an historically green, open area – it is understood that these developments are required to achieve the necessary development feasibility level.

1.2 May 2006 Master Plan – Site scale mitigation and broad guidelines

1.2.1 In order to achieve a relevant retention of cultural significance through conservation of significant site elements with site authenticity and integrity, the following alternatives, mitigation and guidelines are proposed:

Establish a positive relationship between the historical treed avenue and the historical clubhouse as well as the caddy compound.

As far as possible, retain portions of the existing historical tree lanes and groups between the existing golf links, in as far as their cultural significance and value as natural elements in the new development have been determined in more detail by the relevant consultant teams (Note: Although currently a contentious issue in our country, there are a few important precedents of the retention of indigenous species in historical cultural landscapes).

- Mitigate the intrusion of large built-up areas, namely the duplex development on the southern side of the eastern border, and the shopping centre on the northern side of the eastern border, with strong or thick green borders that will minimise their visibility from the road. This mitigation will also increase the experience of being in a green, tranquil environment for the inhabitants, shoppers and visitors once they are in the development parcels.
- Mitigate the negative intrusion of large parking surfaces at the shopping development by minimising the on-grade open vehicle parking, organising the smaller open parking areas in smaller parcels to minimise the scale and in order for green connections to Club Road to be established. These smaller parking parcels must ideally be less orthogonal, and be greened with trees.
- Establish a green strip on the western edge of the shopping development that is open to the public, that while commercial activity does edge it, is similarly suitable for free enjoyment of a public green space in various forms, and that allows for views over the new golf links and the existing landscape towards the west.

2. Further scrutiny of the core heritage area around historical avenue

Subsequent to the completion and evaluation of the heritage scoping report, and due to the developer indicating that historical buildings would preferably be retained in further planning endeavours, a further site visit and analysis of negative and positive aspects pertaining to the built heritage and open spaces was performed, followed by further scrutiny of the negative and positive aspects pertaining to the existing buildings, site elements and spaces.

2.1 Analysis

Further scrutiny indicate the following (See Fig. 1 below as reference map of the area under discussion):

2.1.1 Relationship of historical buildings to historical and newly proposed elements.

The following relationships are deemed to be important and need to be maintained:

- The existing relationship of the buildings and the central treed avenue,
- The existing relationship of the historic clubhouse and its practice putting green,
- The existing relationship between the historic clubhouse entrance and the existing pro golf shop around a treed courtyard,
- The existing relationship of the historic clubhouse and pro-shop golf complex with the open parking space,

- The existing relationship of the historic clubhouse with the central treed avenue,
- The existing relationship of the compound with the central treed avenue at its termination (historically a roundabout),
- The existing relationship between the caddy shelter, the canal, berm and compound,
- The new relationship between the main treed avenue and the proposed new clubhouse north of the compound

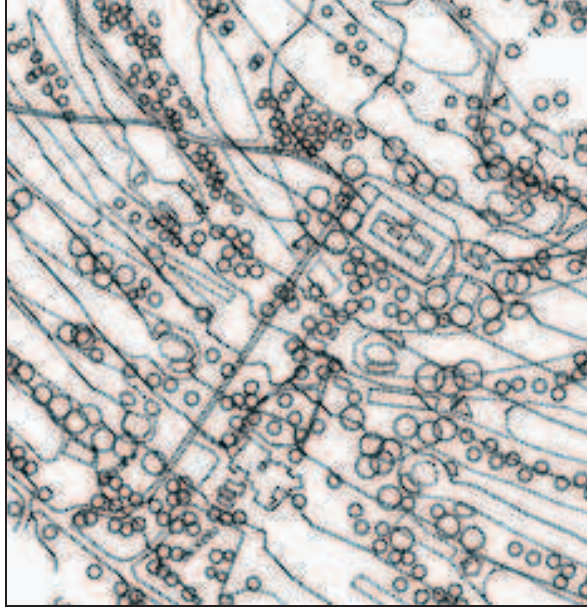


Fig. 1: Core heritage area in 2006.

2.1.2 Views

The following views are deemed to be important and need to be maintained:

- The un-terminated view down the treed avenue towards the open valley in the west,
- Glimpses of various spaces (historical tees, rough and greens) between tree lanes from the central treed avenue as one moves west or eastward along it,
- Views towards south and north (showing water canal) at the crossing of the treed avenue with the water canal,
- View towards the valley in the west from the termination point of the central treed avenue,
- View towards the west from clubhouse over putting green, making understandable the connection between the various historical buildings arranged alongside the main avenue,
- View over the valley to the west from the compound entrance.

2.1.3 Historical buildings, elements and spaces

Additional to the existing analysis of the historic buildings, elements and spaces, the following aspects are pertinent:

- The formal juxtaposition of the aesthetic of the 1940 clubhouse and that of the 1960 additions do not result in a meaningful architectural dialogue and presents the visitor with unresolved and negative architectural connections.
- The 1960 raised hall of the clubhouse affects the roof design and verandah space of the 1940 clubhouse negatively – the current veranda design is not resolved adequately and lacks proper detailing, and the large expanse of windows on the western aspect of the upper hall detracts from its functional efficiency. The diagonally placed double volume corner of the clubhouse bar presents large windows to the western aspect – the top area of this space has been provided with a ceiling to prevent the resultant excessive heat gain. The junction between the clubhouse and the 1960 entrance office is poorly executed, and negatively affects the movement towards the entrance of the 1940 clubhouse. The additions to the south or kitchen side of the 1940 clubhouse, towards the central treed avenue, diminish the quality

of the area as a whole and prevents a positive relationship with the avenue. The lean-to attached to the connecting passage just north of the main veranda detracts from the quality of connection between old and new. The ramp for the golf carts at the main veranda is poorly executed.

- The additions to the 1939 pro golf shop have little architectural merit, diminish the qualities of the original simple design concept and clutter the original courtyard. The closure of the outside verandas affects the original structure negatively. The lean-to addition to the west side of the pro-shop affects the courtyard between the pro golf shop and the clubhouse negatively.
- The courtyard between the 1940 clubhouse and the pro golf shop has been cluttered with many small steps, walls and levels that detract from the simple elegance of the original space and the original movement pattern between the parking space and main entrance.
- The caddy shelter is in a very dilapidated condition and some badly executed alterations have been executed – nevertheless, the building is usable and the roofed space in the centre provides a good inside-outside relationship with the course.
- The compound has been subject to some badly executed alterations, e.g. the closure of verandas, insensitive alterations to the hall and the addition of a badly placed and badly designed, storage building in the southern part of the courtyard behind the wash-up pavilion. Lean-to garages on the west side detract from the design and diminishes contact with the landscape to the west.

2.2 Alternatives, mitigation and broad guidelines

2.2.1 Core heritage area:

In order to achieve a relevant retention of cultural significance through conservation of significant site elements with site authenticity and integrity, the following alternatives, mitigation and guidelines are proposed (Refer to Fig. J below). The following is deemed pertinent:

- Green the space adjoining the central treed avenue and on its northern side, from the entrance to the existing clubhouse,
- Allow for the addition of a building to the south side of the clubhouse to augment the usability of the clubhouse for the developer and community, as well as to establish a positive balance in the clubhouse design (see below),
- Allow for a quality viewpoint from the existing clubhouse,
- Relate the proposed south-west road in front of the existing clubhouse to the oval form of the existing practice putting green,
- Relate the proposed stands alongside the central treed avenue to the avenue space, structure and order,
- Capitalise on the moment of crossing the existing water canal by developing the views to the south and the north, especially of the canal, one historic tee and towards the proposed new clubhouse north of the compound,
- Allow for the use of the canal for a walking trail to be used by residents and club members,
- Allow for the use of caddies shelter as a outside meeting pavilion for use by the residents – establish an open gathering space to its west with a positive connection with the canal and walking route,
- Allow for the retention of an historic tee alongside the historic canal with its original signage, furniture and equipment – if possible, establish a connection with the caddies shelter development,
- In the retention of the large berm to the east of the compound, allow for a possible 'cut' in the berm to improve daylight access for the compound interior – this berm was placed in this position as a screening device (in Apartheid thinking mode), therefore any removal of a section of the berm must be done in a manner that will retain more than half of the berm, and show the removal of that portion through design detail,
- In the extension of the central treed avenue at its western extremity, designed to allow for access to the south-western part of the development, allow for a spatial definition of the avenue having ended there, and with a possibility of having a view of the southern aspect as well as the western aspect of the site towards the valley,
- In the design of the newly proposed clubhouse towards the north of the compound, allow for a visual connection to the central treed avenue at its point of the crossing of the canal, and a

physical connection in the form of a footpath or vehicle access. The clubhouse should not replicate the architecture of the compound, but be in a conscious architectural dialogue with it,

- Allow for information transfer elements that explain the historical cultural environment throughout the core area. Retain all historic signage and site elements for re-use.

2.2.2 BUILDINGS:

a) Clubhouse:

In terms of rehabilitating the existing clubhouse, the principle of allowing alterations and additions to support compatible re-use is accepted – all alterations and additions are to be according to the heritage legislation as well as currently accepted heritage theory conservation theory and practice.

From the analysis it is argued that all positive components of the existing architecture (marked green) be retained for rehabilitation, but that the developer be allowed to demolish (marked red) negative components of the architecture, including the raised hall above the old veranda, the diagonal section of the bar, the 1960 admin/entrance office connection as well as the lean-to added to the 1960 connecting passage at the north side of the veranda. It is further argued that the developer be allowed to add (marked purple) a new verandah structure better suited to the context and design of the original 1940 clubhouse, as well as a new bar on the north-west corner.



Fig. K: Positive and negative elements clubhouse building – position of possible demolitions, additions/alterations.

It is argued that, because it has been ascertained that the hall serves some purpose in the surrounding community (e.g. for weddings, music performances and parties), the developer must be supported in being allowed to build a new hall near the clubhouse, preferably to the south of the clubhouse along the central treed avenue. The existing screen walls and lean-to on the south side at the kitchen should ideally be removed and redesigned to facilitate either a more positive connection with the treed lane, or more positively, to allow the forming of a well screened delivery space by means of placement of another building to the south.

b) Pro-shop

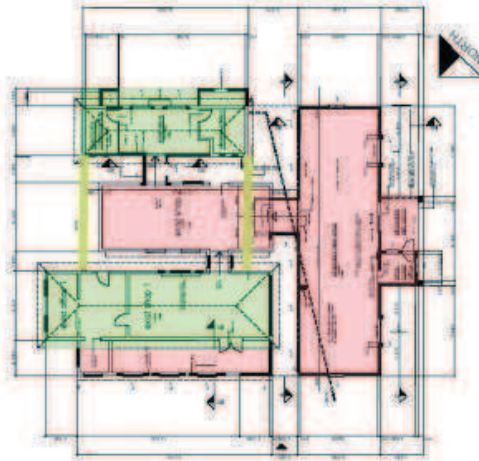


Fig. L: Positive and negative elements pro golf shop building – position of possible demolitions, additions/alterations.

In terms of rehabilitating the existing pro golf shop, the principle of allowing alterations and additions to support compatible re-use is accepted – all alterations and additions are to be according to the heritage legislation as well as currently accepted heritage theory conservation theory and practice.

From the analysis it is argued that all positive components of the existing architecture (marked green) be retained for rehabilitation, but that the developer be allowed to demolish (marked red) negative components of the architecture, including the shop built in the original courtyard, the new shop to the south as well as the lean-to addition to the west. The courtyard walls should be reconstructed.

c) Compound

In terms of rehabilitating the existing compound, the principle of allowing alterations and additions to support compatible re-use is accepted – all alterations and additions are to be according to the heritage legislation as well as currently accepted heritage theory conservation theory and practice.

From the analysis it is argued that all positive components of the existing architecture (marked green) be retained for rehabilitation, but that the developer be allowed to demolish (marked red) negative components of the architecture, including the store built in the southern part of the courtyard, as well as the lean-to garages to the west. The developer should be allowed to remove negative alterations to the south façade of the hall, as well as removing the northern small rooms attached to the hall if more courtyard space is required.

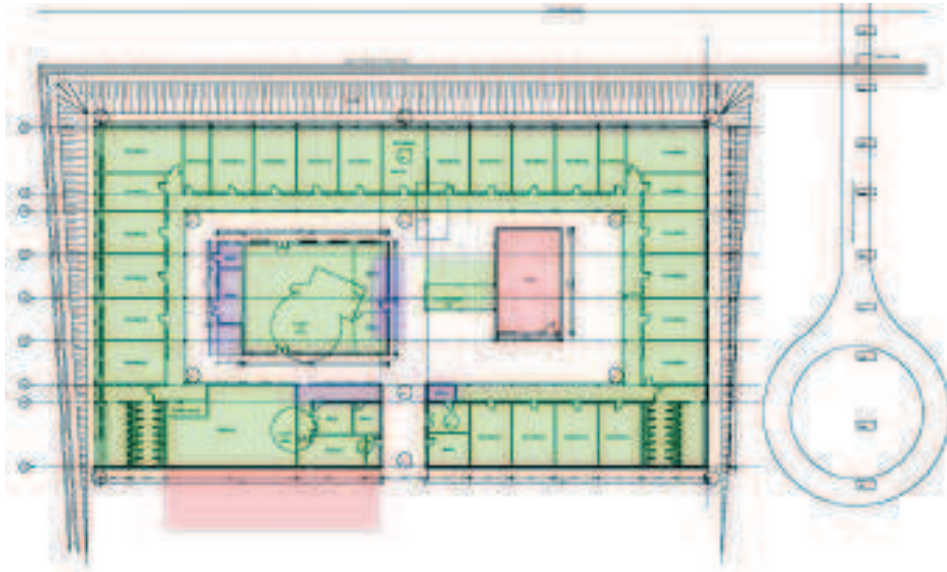


Fig. M: Positive and negative elements compound building – position of possible demolitions, additions/alterations.

d) Ticket Office

In terms of rehabilitating the existing caddies' shelter, the principle of allowing alterations and additions to support compatible re-use is accepted – all alterations and additions are to be according to the heritage legislation as well as currently accepted heritage theory conservation theory and practice.

Negative alterations should ideally be removed, i.e. the eastern roof canopy and metal grilles.